

5.0 SURVEY RESULTS

The following section presents results of the survey, the integrity thresholds for properties included in the survey (Section 5.2), potentially significant individual buildings (Section 5.3) and potential for historic districts (Section 5.4), and archaeology results and Native American consultation (Section 5.5). No designations of individual properties were part of the scope of work though preliminary significance determinations were made based on initial research and architectural integrity.

5.1 SURVEY OVERVIEW

BFSA conducted the historical resources survey of Barrio Logan in July and August of 2008, according to the methodology discussed in Section 2.0. The survey included the review of 492 properties built before 1965 (the general threshold date for consideration of a historic structure) (**Figure 18**). In addition, the survey also reviewed Chicano Park, which was established in 1970. Ninety-eight properties were found to have potential significance based on City of San Diego significance criteria, which are discussed in more detail in Section 5.3. A complete list of the properties surveyed is provided in **Appendix C**.

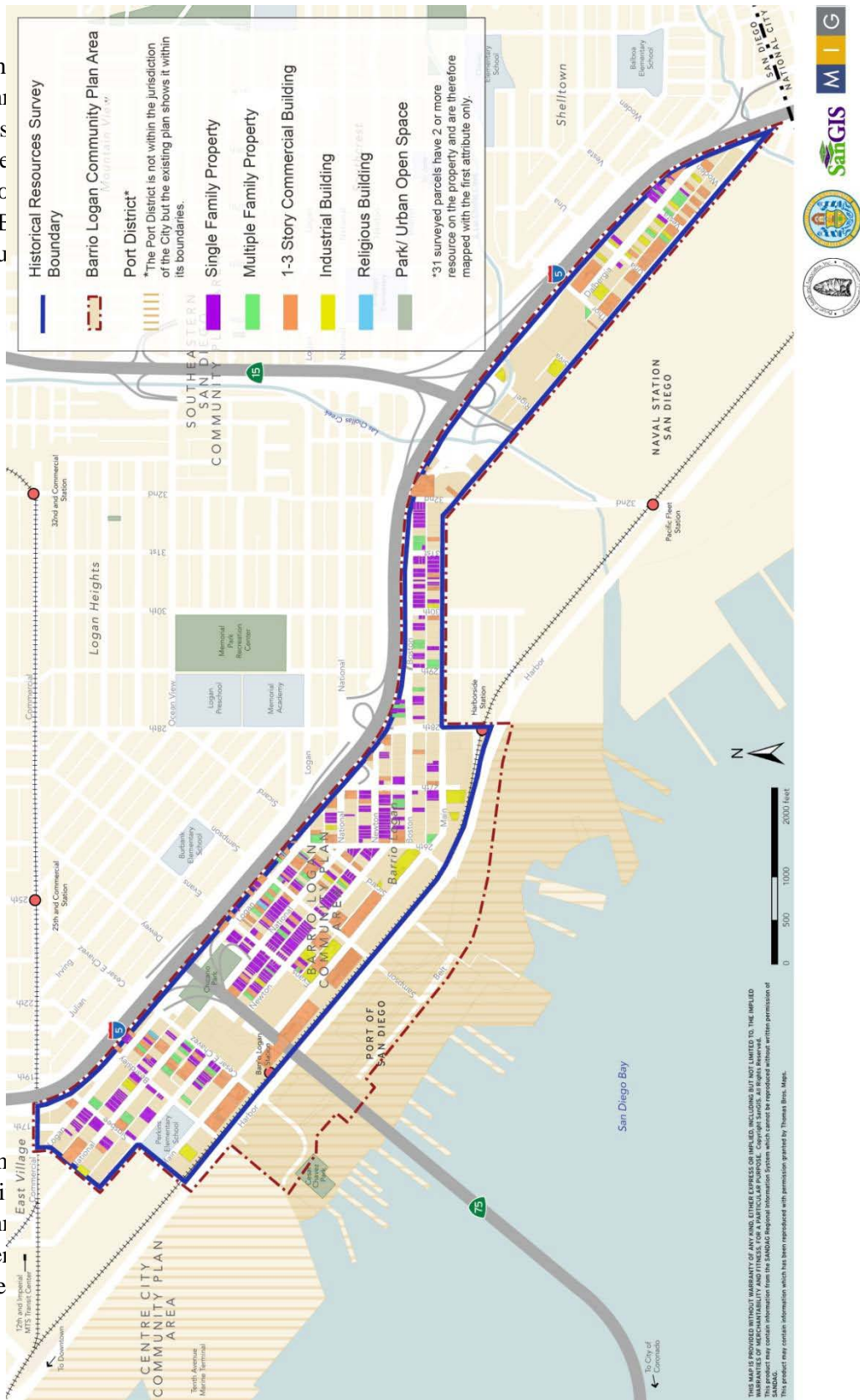
The survey revealed that Barrio Logan's character has evolved from a residential neighborhood in the late 1800s to a mixed-use residential, commercial, and industrial hub today, a process that has been shaped by trends in transportation systems and the natural resources of the bay. The residential and commercial development of Barrio Logan between the 1870s and the early 1920s was driven by railroad speculation and the need for residential housing near downtown along the planned railroad route. This combination encouraged land speculations and subdividers to open the land for development. After rail arrived, the residential and commercial areas of Barrio Logan benefited from the jobs the railway provided as well as the availability of local electric railway and streetcars to downtown's commercial center and the harbor.

The spurt of growth along the bayfront in the 1910s and 1920s was facilitated by construction of the new pierhead and filling of the tidelands in the 1910s, which created the bayfront commercial area that was occupied by the growing fishing industry and the military contractors/fabricators. The neighborhood around the bayfront industrial uses saw changes that were born out of the proximity to the industries, which was reflected in the changing ethnic composition and economic status of the evolving neighborhood. Many residential and commercial buildings were constructed between 1920 and 1950 to accommodate the new residents and growing community.

With the rezoning of Barrio Logan in the 1950s, industrial uses became entrenched within the residential, commercial, and institutional uses. In the 1960s, the construction of freeways required the destruction of the streets in the path of Interstate 5 and the new San Diego-Coronado Bay Bridge. The street plan has remained the same since the 1870s otherwise. The public parks in Barrio Logan (Chicano Park and Cesar Chavez Park) were established after the construction of the bridge as a result of Barrio Logan residents' Chicano activism.

Of the
Com
Indus
the re
Natio
and E
centu

estim
speci
Com
Amer
Deve



for
3).
style,
20th

Figure 18. Properties included in the historical resources survey

Property Type	No. Identified
Residential Building	317
Commercial Building	135
Industrial	36
Institutional	4
Recreational	1
Total:	493

Table 3
Architectural Styles Identified

Architectural Style	No. Identified
Art Deco	1
Block	85
Contemporary	11
Craftsman	89
False-Front Commercial	5
Folk Victorian	41
Minimal Traditional	14
Mission Revival	10
National Folk	111
Neoclassical	17
Quonset Hut	4
Ranch	5
Second Empire	2
Spanish Eclectic	9
Streamline Moderne	13
Utilitarian	22
Undetermined	53
Total:	492*

**Chicano Park not included in the architectural style listing*

Table 4
Distribution of Properties by Barrio Logan Historic Themes

Barrio Logan Historic Theme	Estimated Construction Dates	No. Identified
• Residential and Commercial Development in the Era of Railroads and Streetcars (1870s-1920s)	1880s	4
	1890s	4
	Ca. 1900 and 1900s	41
• Early Industrial Bayfront Development (1880s-1930s)	Ca. 1910 and 1910s	67
• Residential and Commercial Development in the Era of Minority Migration/Immigration and Euro-American Exodus (1920s-1950s)	1920-1945	101
	Ca. 1920 and 1920s	104
	Ca. 1930 and 1930s	23
	Ca. 1940 and 1940s	55
• Later Industrial and Naval Bayfront Development (1940s-1950s)	Ca. 1950 and 1950s	37
• Chicano Community Response to Rezoning and Infrastructure Projects/ Chicano Political Activism (1960s-present)	Ca. 1960 and 1960s	52
	1970	1
	Undetermined	4

The survey indicated that there are no areas of large concentrations of single architectural style or concentrations of a particular period of historical buildings. Property types (residential, commercial, industrial, institutional, and recreation) are dispersed throughout Barrio Logan. Many residences have other structures behind or attached that constitute additional single-family residences or apartments. This is a trend in property use that occurred during the 1920s to 1950s period (during the period of Residential and Commercial Development in the Era of Minority Migration/Immigration and Euro-American Exodus [1920s-1950s]). Because of the zoning changes of the 1950s that allowed for mixed uses, the industrial/commercial in-fill and wide-scale demolition of residences over the past fifty years has changed the setting of the neighborhood and affected the architectural integrity of the historic residential area (Chicano Community Response to Rezoning and Infrastructure Projects/ Chicano Political Activism [1960s-present]).

The majority of the residential and commercial structures have been altered from their historic state, which has compromised the architectural integrity of those structures. Nevertheless, the modifications made by Mexican-American residents to structures which may have compromised the architectural integrity may still have historic validity as cultural contributions to the landscape and may be considered historically significant in relation to the themes of Residential and Commercial Development in the Era of Minority Migration/Immigration and Euro-American Exodus (1920s-1950s) and Chicano Community Response to Rezoning and Infrastructure Projects/ Chicano Political Activism (1960s-present).

The survey for Barrio Logan did not include the review of building records, and therefore, the researchers did not have the opportunity to determine how many of the structures might be associated with identifiable architects. Previous surveys and recorded sites did reveal the architects responsible for some structures; however, very few architects were associated with any of the surveyed buildings.

Four buildings appear to have been moved to Barrio Logan from elsewhere, judging by their early architecture but late appearance on historic Sanborn maps. The properties identified as potential “*move-ons*” are the streetcar at 2154 Logan Avenue, and the residences at 2080-2082 Newton Avenue, 2981 Boston Avenue, and 1020 S. 26th Street. It is likely that there are other *move-ons* that were not identified in this reconnaissance survey, but which would be revealed with focused research.

5.2 IDENTIFICATION OF INTEGRITY THRESHOLDS

Due to general nature of the reconnaissance survey, no CEQA evaluations of properties were undertaken as part of the current effort; however, the City requested that preliminary architectural integrity assignments and California Historic Resources Status Codes be applied to the properties identified during the survey to form as a basis for future study. Table 5 describes the types of modifications seen in Barrio Logan buildings and how they impacted the architectural integrity of the buildings.

Table 5
Architectural Integrity Thresholds Applied in Survey

	Modifications that <u>Mildly</u> Impair Architectural Integrity	Modifications that <u>Moderately</u> Impair Architecture Integrity	Modifications that <u>Significantly</u> Impair Architectural Integrity
General Characteristics	<ul style="list-style-type: none"> • Easily reversed • Minimal impact to the resource • Does not modify or result in loss of original historic fabric • Restoration easily achieved through Mills Act conditions • Minimal cost and effort 	<ul style="list-style-type: none"> • Somewhat easily reversed • Minimal to moderate impact to the resource • May slightly modify or result in loss of some original fabric • Restoration may be achieved through Mills Act conditions • Moderate cost and effort 	<ul style="list-style-type: none"> • Not easily reversed • Moderate to significant impact to the resource • Modified or resulted in the loss of original historic fabric • Architectural style difficult to detect. • Would require restoration prior to designation • More significant cost and effort
Types of Modifications	<ul style="list-style-type: none"> • Wrought iron security bars • Inappropriate awnings • Non-historic paint • Landscape features and overgrowth • In-kind replacement of roofing • Window screens 	<ul style="list-style-type: none"> • Windows replaced within the same opening • Inappropriate roofing • Replacement of Porch Railings and Posts • Added veneers (i.e. brick, stone) • Inconsistent stucco texture 	<ul style="list-style-type: none"> • Windows replaced in new or altered openings • Replacing one siding type with another (i.e. wood to stucco) • Additions which do not respect scale, spatial relationships, and character defining features
Integrity	Good	Fair	Poor

The table below provides the California Historical Resources Status Codes used in the current effort and their meanings.

Table 6
California Historical Resources Status Codes Applied in Reconnaissance Survey

Status Code	Meaning
5S1	Individual property that is listed or designated locally.
5S3	Appears to be individually eligible for local listing or designation through survey evaluation.
7R	Identified in Reconnaissance Level Survey: not evaluated.

5.3 IDENTIFICATION OF POTENTIALLY SIGNIFICANT PROPERTIES

During the survey, buildings were identified that may be considered individually significant based on the architectural integrity thresholds discussed above (City of San Diego Criteria C). Table 7 lists the properties with good architectural integrity. Properties with fair or poor architectural integrity may also be potentially significant but additional research would need to be completed in order to learn if the properties qualify. **Appendix C** includes a full listing of the properties surveyed and the integrity findings.

An additional group of properties were identified that have the potential of being significant because they may exemplify or reflect special elements of the community or neighborhood's historical, cultural, social, economic, political, aesthetic, engineering, landscaping, or architectural development (City of San Diego Criteria A). These are listed in Table 8. The majority of the properties listed in Table 8 are associated with the theme Residential and Commercial Development in the Era of Minority Migration/Immigration and Euro-American Exodus (1920s-1950s), which was the period in which the Mexican American community became the dominant population group in Barrio Logan. It was also the period during which Barrio Logan's residential and commercial growth was most substantial. One property (2174 Logan Ave.) is associated with the period of earliest residential and commercial development in Barrio Logan (Residential and Commercial Development in the Era of Railroads and Streetcars [1870s-1920s]). Chicano Park is recognized as an important historic site associated the theme of Chicano Political Activism (1960s-present).

The properties identified as potentially significant have been assigned a "5S3" California Historical Resources Status Code. Those already locally listed have been assigned a "5S1" Status Code. Because the buildings listed below represent the results of a reconnaissance level survey, additional intensive level analysis will be required before any determination of significance is made.

Table 7
Significant and Potentially Significant Individual Buildings
Based on City of San Diego Criterion C with Good Architectural Integrity

Property Address	Architectural Style	Est. Date of Construction	California Historic Resource Status Code
940-950 S. 26 th St.	Folk Victorian	1911	5S3
1008 S. 26 th St.	Craftsman Bungalow	1940	5S3
1020 S. 26 th St.	National Folk	1935	5S3
1219 S. 30 th St.	National Folk	1914	5S3
1205-1215 S. 31 st St.	Minimal Traditional	circa 1945	5S3
1220 S. 31 st St.	Craftsman Bungalow	circa 1945	5S3
1032 Beardsley St.	Craftsman Bungalow	1918	5S3
2836-3838 Boston Ave.	National Folk	1918	5S3
2939-2931 Boston Ave.	Spanish Eclectic	circa 1945	5S3
3171 Boston Ave.	National Folk	circa 1920	5S3
1102 Cesar E. Chavez Blvd.	Folk Victorian	1920	5S3
3554 Dalbergia	Block	1950s	5S3
3561 Dalbergia	Utilitarian	1960s	5S3
3586 Dalbergia	Utilitarian	1960s	5S3
3611 Dalbergia	Block	1960s	5S3
3645 Dalbergia	Block	1960s	5S3
3647 Dalbergia	Block	1960s	5S3
3665 Dalbergia	Block	1960s	5S3
3683 Dalbergia	Block	1960s	5S3
3715 Dalbergia	Block	1960s	5S3
3763 Dalbergia	Block	1960s	5S3
3768 Dalbergia	Contemporary	circa 1960	5S3
3781 Dalbergia	Block	1950s	5S3
1028 S. Evans St.	Craftsman Bungalow	1913	5S3
1032 S. Evans St.	Craftsman Bungalow	1918	5S3
1935 Harbor Dr.	Streamline Moderne	circa 1945	5S3
2295 Harbor Dr.	Block	circa 1945	5S3
2405 Harbor Dr.	Utilitarian	1950s	5S3
1667 Logan Ave.	Folk Victorian	circa 1906	5S3
1673 Logan Ave.	Folk Victorian	circa 1906	5S3
1681 Logan Ave.	Craftsman Bungalow	circa 1920	5S3
1684 Logan Ave.	Utilitarian	1950s	5S3

2073-2075 Logan Ave.	Neoclassical	1897	5S3
2085 Logan Ave.	Folk Victorian	1897	5S3
2201 Logan Ave.	Neoclassical	1909	5S3
2250 Logan Ave.	Block	1950s	5S3
1709 Main St.	Utilitarian	1940s	5S3
1894 Main St.	Block	1930	5S3
1979 Main St.	Utilitarian	1960s	5S3
2005 Main St.	Block	1960s	5S3
2102-2120 Main St.	Block	circa 1945	5S3
2647 Main St.	Quonset Hut	circa 1945	5S3
2697 Main St.	Contemporary	1960s	5S3
2704 Main St.	Utilitarian	1960s	5S3
3042 Main St.	National Folk	circa 1920	5S3
3078-3080 Main St.	National Folk	circa 1920	5S3
3086-3088 Main St.	Neoclassical	circa 1920	5S3
3120 Main St.	Mission Revival	circa 1945	5S3
3520 Main St.	Utilitarian	1960s	5S3
3592 Main St.	Block	1960s	5S3
3712 Main St.	Block	circa 1945	5S3
3746 Main St.	Block	circa 1945	5S3
1603 National Ave.	Utilitarian	circa 1945	5S3
1659 National Ave.	Block	circa 1945	5S3
1701-1715 National Ave.	Block	1925	5S1
1831-1833 National Ave.	Folk Victorian	1903	5S3
1864 National Ave.	Block	1960s	5S3
1897 National Ave.	Streamline Moderne	circa 1945	5S3
2019 or 2121 National Ave.	Folk Victorian	1913	5S3
2119 National Ave.	Craftsman Bungalow	circa 1920	5S3
2129 National Ave.	Neoclassical	circa 1925	5S3
2136 National Ave.	Contemporary	1960s	5S3
2168 National Ave.	National Folk	1915	5S3
2255 National Ave.	Block	circa 1960	5S3
2285 National Ave.	National Folk	1913	5S3
2292 National Ave.	Utilitarian	circa 1950	5S3
2303 National Ave.	Block	circa 1945	5S3
2632 National Ave.	Streamline Moderne	circa 1945	5S3
2644 National Ave.	National Folk	circa 1920	5S3
2670 National Ave.	Block	circa 1960	5S3

Property Address	Architectural Style	Est. Date of Construction	California Historic Resource Status Code
1875 Newton Ave.	Block	circa 1960	5S3
2022 Newton Ave.	Block	1960s	5S3
2046 Newton Ave.	Contemporary	1960s	5S3
2080-2082 Newton Ave.	Folk Victorian	circa 1915	5S3
2109 Newton Ave.	Utilitarian	circa 1950	5S3
2168 Newton Ave.	Neoclassical	circa 1920	5S3
2170 Newton Ave.	Neoclassical	circa 1920	5S3
2205 Newton Ave.	Contemporary	1960s	5S3
2240 Newton Ave.	Neoclassical	circa 1920	5S3
2272 Newton Ave.	Block	circa 1965	5S3
2618 Newton Ave.	Neoclassical	1912	5S3
2744 Newton Ave.	Utilitarian	circa 1960	5S3
2759 Newton Ave.	Spanish Eclectic	1925	5S3
1531 Rigel St.	Utilitarian	circa 1960	5S3
934 Sampson St.	Craftsman Bungalow	circa 1945	5S3
938 Sampson St.	Craftsman Bungalow	circa 1945	5S3
1027 Sampson St.	Craftsman Bungalow	circa 1945	5S3
1037 Sampson St.	Craftsman Bungalow	circa 1945	5S3
1025 Sicard St.	Contemporary	circa 1960	5S3
1030 Sicard St.	Craftsman Bungalow	1914	5S3
1038 Sicard St.	Craftsman Bungalow	1914	5S3

Table 8
Significant and Potentially Significant Individual Properties
Based on City of San Diego Criterion A

Property Address	Additional Information (Brandes 1983; City of San Diego 1990; Logan Heights Historical Society)	Est. Date of Construction	California Historic Resource Status Code
1800 Logan Ave.	The Corona Outfitting Co. occupied this building between 1943 and 1948. It may have housed Amador's Market previously. Corona Furniture Co. moved to 1816 Logan (no longer standing) in the late 1940s and is now located at 3161 National Ave.	circa 1940	5S3
1857 Logan Ave.	This tortilleria and Mexican restaurant was established in 1933 at this location by Nativada and Petra Estudillo and is it still operated by the family today.	circa 1933	5S3
2154-2158 Logan Ave.	This lot contains a Victorian style residence, which is partly hidden by a streetcar that is situated on the front of the lot. The streetcar was purchased by a former owner after World War II when the local line was shut down in 1947. He converted it for use as a restaurant.	1895/1930	5S3
2171-2177 Logan Ave.	This building was used as a movie theatre throughout the 1920s and 1930s. Part of the building was occupied by a cigar store in at least 1925. The building also housed apartments.	1915	5S3
2174 Logan Ave.	This Folk Victorian home was occupied by C. Clarence Park in at least 1907. Park and business partner Sherman Grable founded the Park-Grable Investment Co., which was active in the development of real estate in Barrio Logan.	1910	5S3
2184-2196 Logan Ave.	The building was built for the San Diego Trust and Commerce Bank in the Mission Revival style. It was joined by a dry goods store (1925-1933), electrical repair shop (1925-1933), and a Safeway grocery store (1925-1954) two years later. In 1927, the Bank of Italy absorbed San Diego Trust and Commerce Bank, which was subsequently reorganized as the Bank of America in 1931, serving the area until 1958. The property became a tortilla factory in 1977.	1923	5S3
Chicano Park	Currently listed in the City of San Diego (HRB# 143) and California Register. Eligible for listing in National Register.	1970	5S1

5.4 IDENTIFICATION OF HISTORIC DISTRICTS

No historic districts were identified within Barrio Logan as a result of the survey. Barrio Logan represents a mix of different historic periods, modified structures, and various architectural styles that are interspersed with commercial and industrial uses. In particular, industrial infill and wide-scale demolition, which began in earnest in the 1950s, has resulted in a low concentration of geographically continuous historical properties. Furthermore, the low architectural integrity of most of the extant properties has exempted them from consideration as contributors to a district.

Although two of the previous historic resources surveys (Brandes 1983 and City of San Diego 1990) made historic district recommendations, those recommendations are not considered relevant based on the findings of this study. The previous surveys' recommendations for districts were based on the inclusion of many buildings that have since been demolished or significantly altered. Additionally, the districts included areas outside of Barrio Logan.

5.5 ARCHAEOLOGY AND NATIVE AMERICAN CONSULTATION

Historic archaeological deposits have been identified within Barrio Logan, notably in those locations where archaeological monitoring has been required for large development projects. Discoveries associated with the historic period include cisterns, privies, trash deposits, and foundations. The ability of any of these features to provide the types of data necessary to address research questions related to the residents and the development of the community over time is dependent upon the presence of historic artifacts that represent the material cultural of the occupants of this particular location. Several examples exist from recent archaeological monitoring programs that indicate that the potential is very high within the community area to discover features with associated historic artifacts that reflect the local population. One example is a cistern discovered at the Mercado de Barrio project in 1998 that produced a substantial quantity of bottles, containers, clothing, newspapers from World War I, and a wide spectrum of personal items and manufactured goods dating from the early 1900s until the 1950s. As development projects materialize in the future, similar discoveries are anticipated that will help to advance our understanding of the economic development of the area and the changes in the ethnicity of the neighborhood as reflected in the archaeological stratigraphy.

The potential to discover prehistoric sites or deposits within Barrio Logan is highest in those areas near Chollas Creek (Near "Indian Point") or along the original tidelands. Patterns of occupation sites and subsistence-based camps illustrated in the records searches for the bay area indicate that both Archaic and Late Prehistoric cultures focused on areas with access to fresh water and marine resources. The large prehistoric sites recorded at the mouth of Chollas Creek (on the southeastern portion of Barrio Logan) are examples of the importance of fresh water and marine resources needed to sustain a large prehistoric population over time. The potential of any prehistoric sites to contribute to research questions regarding cultural occupation along the bay over the past 8,000 years is considered high; however, the existence of sites further away from Chollas Creek or the bay is uncertain, because archaeological surveys have not been conducted and the ability to discern prehistoric sites in the highly urban environment is impacted by the historic development. Depositional patterns at occupation sites elsewhere around the bay have

documented good preservation of shell and fish remains, as well as hearth features, midden deposits, and even human burials.

Native American representatives were contacted as part of the survey regarding potential cultural concerns related to prehistoric sites or Traditional Cultural Properties (TCP's) within the community plan boundaries. The records search data from the archaeological study of the plan area was shared with Mr. Clint Linton of the Santa Ysabel Reservation. Based upon the record search data, the project area is considered to have minimum research potential, except in those areas on the southeast side of the community plan area where recorded sites SDI-12,090 and SDI-12,092 represent a prehistoric village situated at the mouth of Chollas Creek. This village area has been disturbed; however, components of these sites may still exist beneath the historic and modern development layers. Mr. Linton has expressed the Native American concerns regarding this area and the potential to encounter culturally sensitive sites or artifacts. These recommendations are included in Section 6.0.